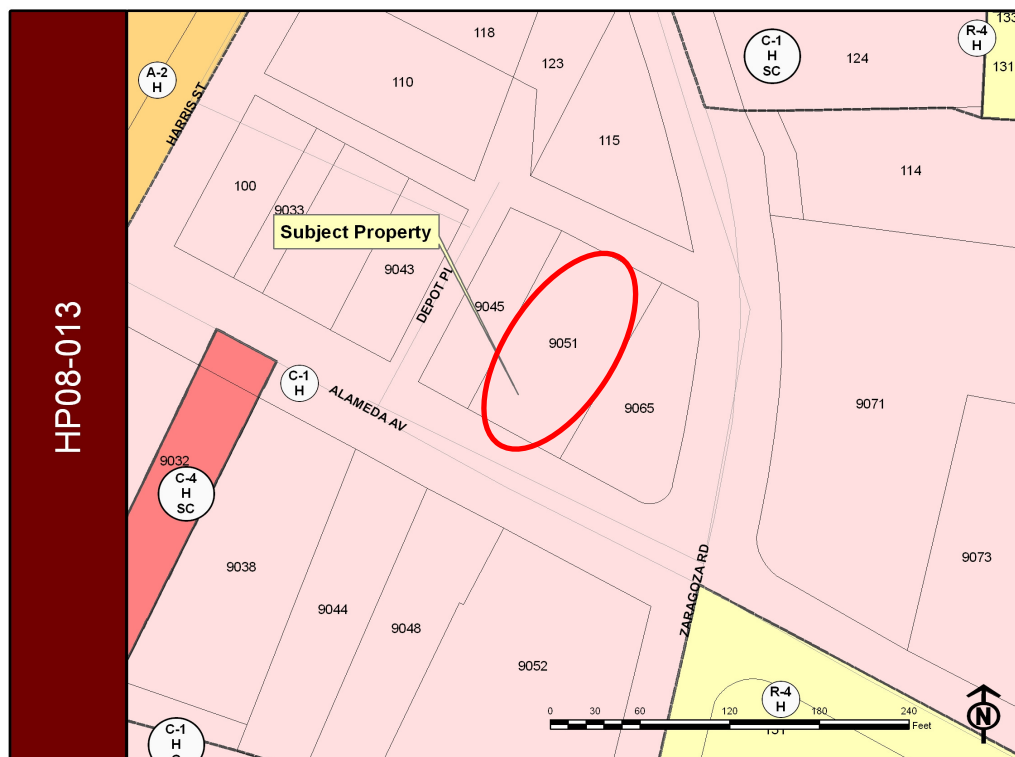




HP08013

Application Type: Certificate of Appropriateness
Property Owner(s): City of El Paso
Representative(s): Fred Perez, AIA
Legal Description: 45 Ysleta 20-B and 20-A-1
Historic District: Ysleta
Location: 9049 -9051 Alameda Avenue
Representative District: #7
Present Zoning: C-1/H (Commercial/Historic)
Present Use: Vacant
Year Built: Circa 1873
Contributing Status: Contributing
Request: Renovate the structure for a Visitors' Center for a Sun Metro transit terminal
Planning Area: Lower Valley
Application Filed: 4/17/08
45-Day Expiration: 6/02/08

ITEM #2



HLC Case: HP08013

9049-9051 Alameda Avenue

GENERAL INFORMATION:

The applicant seeks approval to:

Renovate the structure for a Visitors' Center for a Sun Metro transit terminal

STAFF RECOMMENDATION:

- The Historic Preservation Officer recommends APPROVAL of the proposed new construction based on the following recommendations:

The Secretary of the Interior's Standards for Rehabilitation recommends the following:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The Secretary of the Interior's Standards for Rehabilitation does not recommend the following:

- Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.
- Stripping a storefront of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.
- Removing or radically changing features and finishes which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

AERIAL MAP

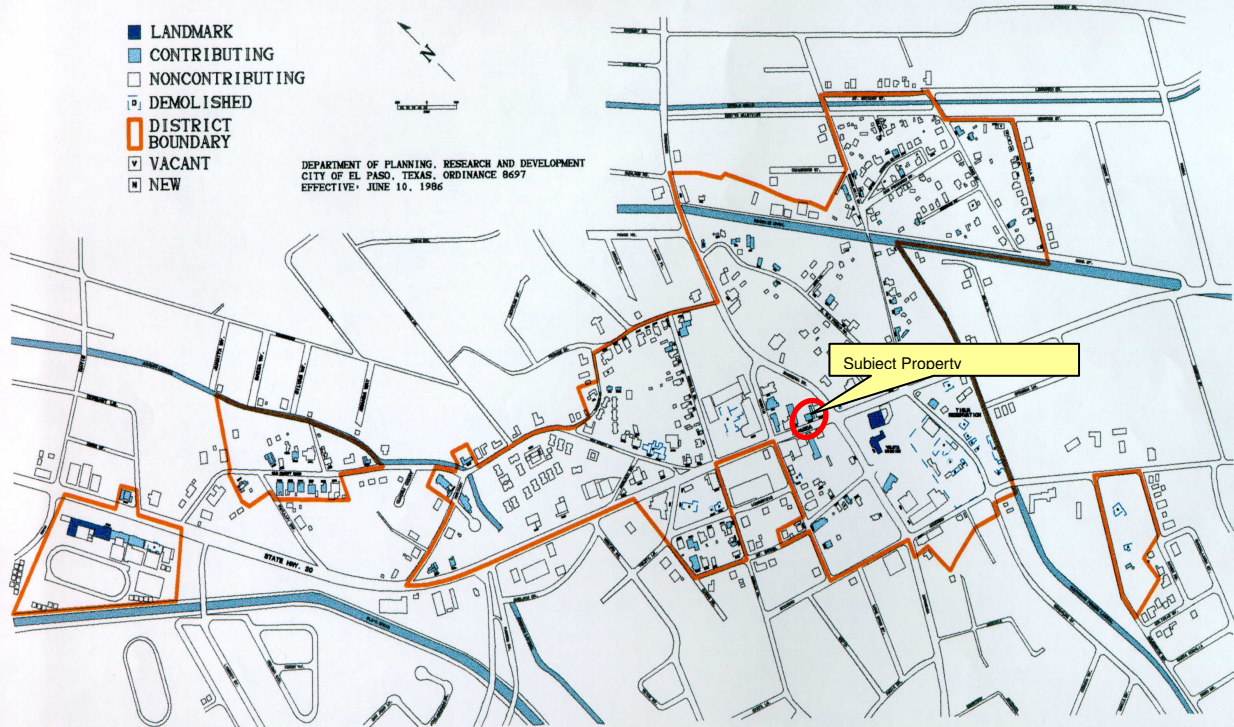


HISTORIC DISTRICT MAP

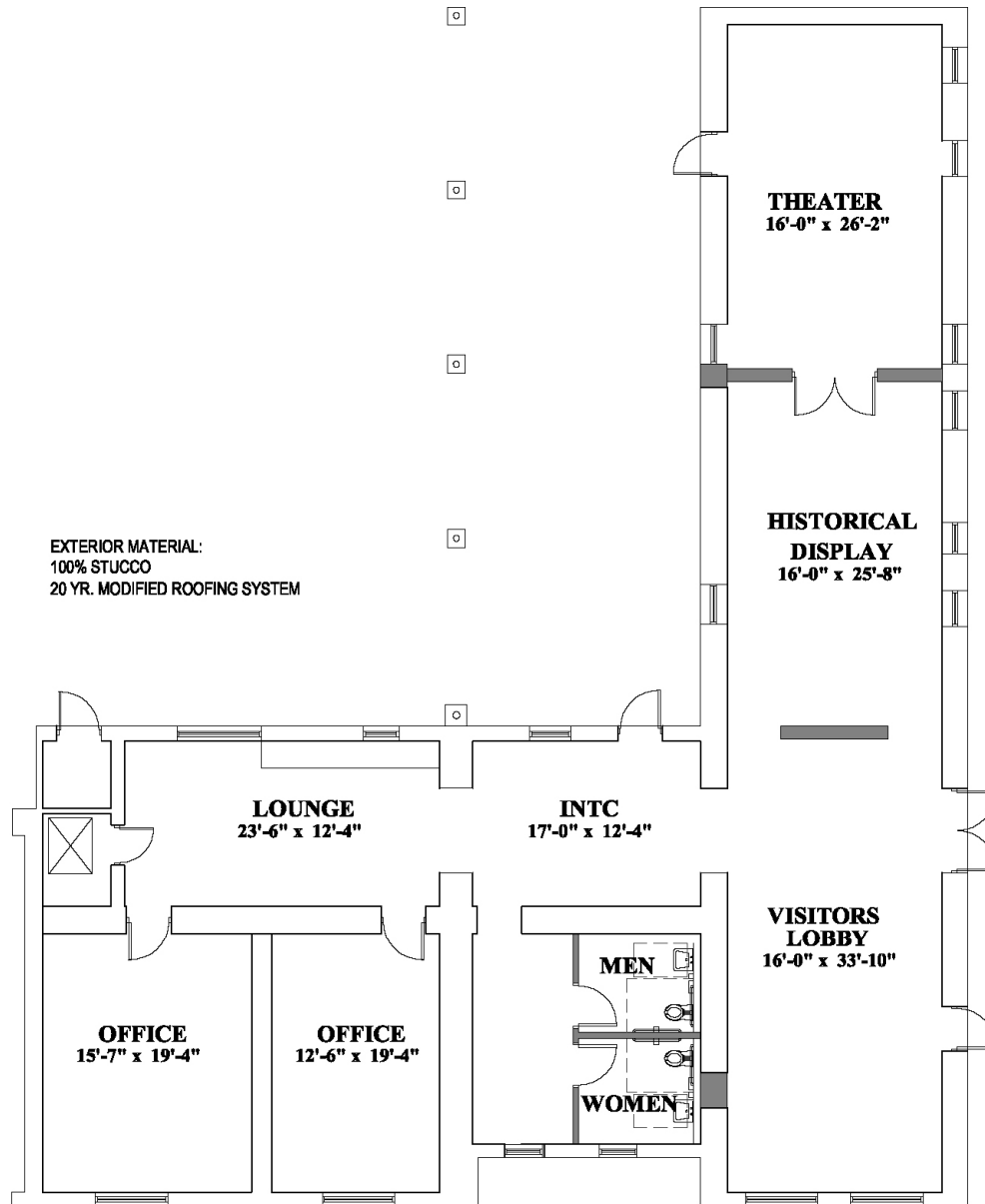
YSLETA HISTORIC DISTRICT

- LANDMARK
- CONTRIBUTING
- NONCONTRIBUTING
- DEMOLISHED
- DISTRICT BOUNDARY
- VACANT
- NEW

DEPARTMENT OF PLANNING, RESEARCH AND DEVELOPMENT
CITY OF EL PASO, TEXAS, ORDINANCE 8697
EFFECTIVE: JUNE 10, 1986



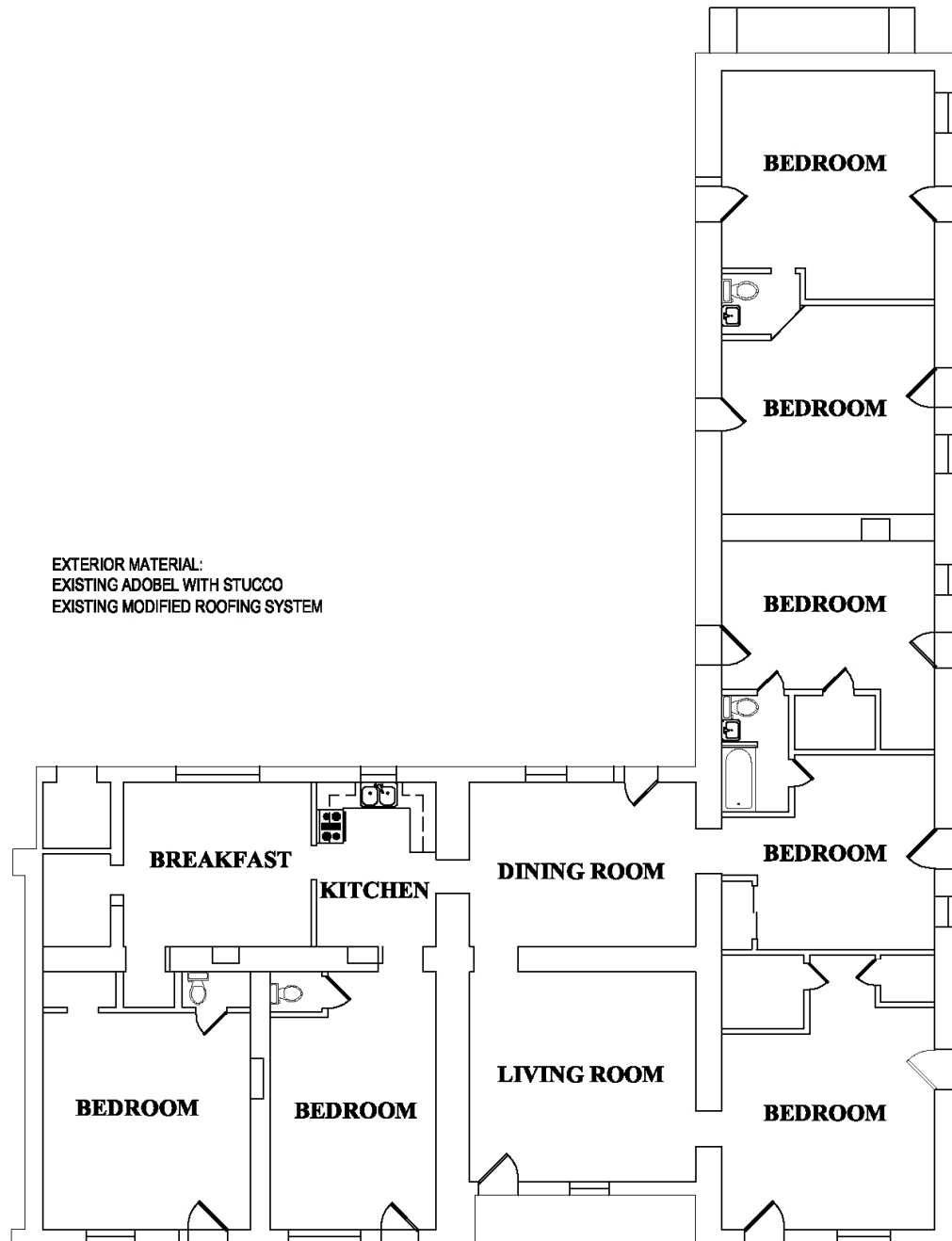
SITE PLAN



PROPOSED FLOOR PLAN



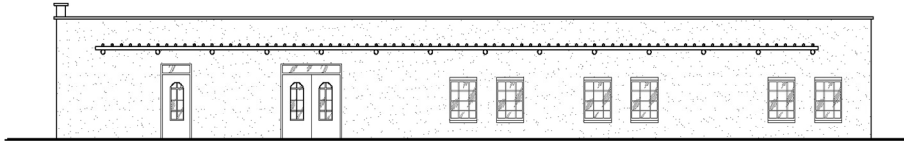
Architecture • Planning • Interior Design
2617 Montana Ave., El Paso, Texas, 79903
Ph-49151533-0052 Fax-49151533-0384



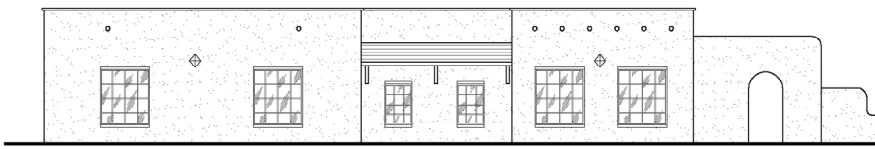
EXISTING FLOOR PLAN



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PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



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